



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD16-7

APPLICANT: 800 West Lindsey, L.L.C.

DATE: April 14, 2016

LOCATION: 800 West Lindsey Street

TO: Interested Neighbors

WARD: 4

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of Expansion of an Existing Commercial Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a NORMAN 2025 Land Use Plan amendment and rezoning for redevelopment of an existing commercial building and parking lot. Part of the property is currently zoned C-1, Local Commercial District, with a portion on the western edge zoned R-1, Single Family Dwelling District, and a change of zoning will be required for the R-1 portion. The property is shown as Low Density Residential Designation on the NORMAN 2025 Plan, and a change will be requested to Commercial Designation.

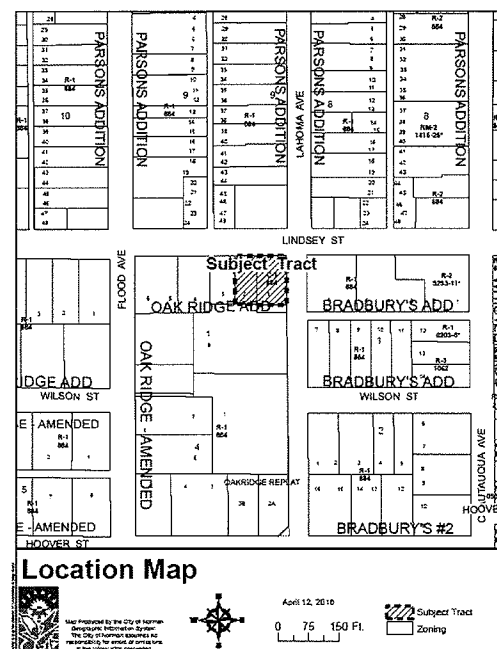
Please join us for a Pre-Development discussion of this proposal on Thursday, April 28, 2016 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 between 8:00 a.m. and 5:00 p.m. weekdays. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





11 April 2016

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a Rezoning and 2025 Plan Change.

This project is proposed to enlarge the existing commercial building at 800 West Lindsey Street. The Applicant intends to increase the area of the commercial building from its current roughly 1,600 SF footprint to a larger area of roughly 3,200 SF with associated parking lot and spaces. The current building is already zoned C-1 Local Commercial District over the majority of the Property. The western most edge of the Property is currently zoned residential and has a gravel parking area over part of it. The Applicant intends to provide a small parking lot for the building in this location as shown on the site plan.

The uses of the Property would continue as they are already allowed under C-1, with plans for the expansion to include a small neighborhood grocery market to serve the area surrounding the site. The Applicant is excited to bring a needed grocery presence into this immediate vicinity to allow for pedestrians to come and shop and engage from the surrounding neighborhood.

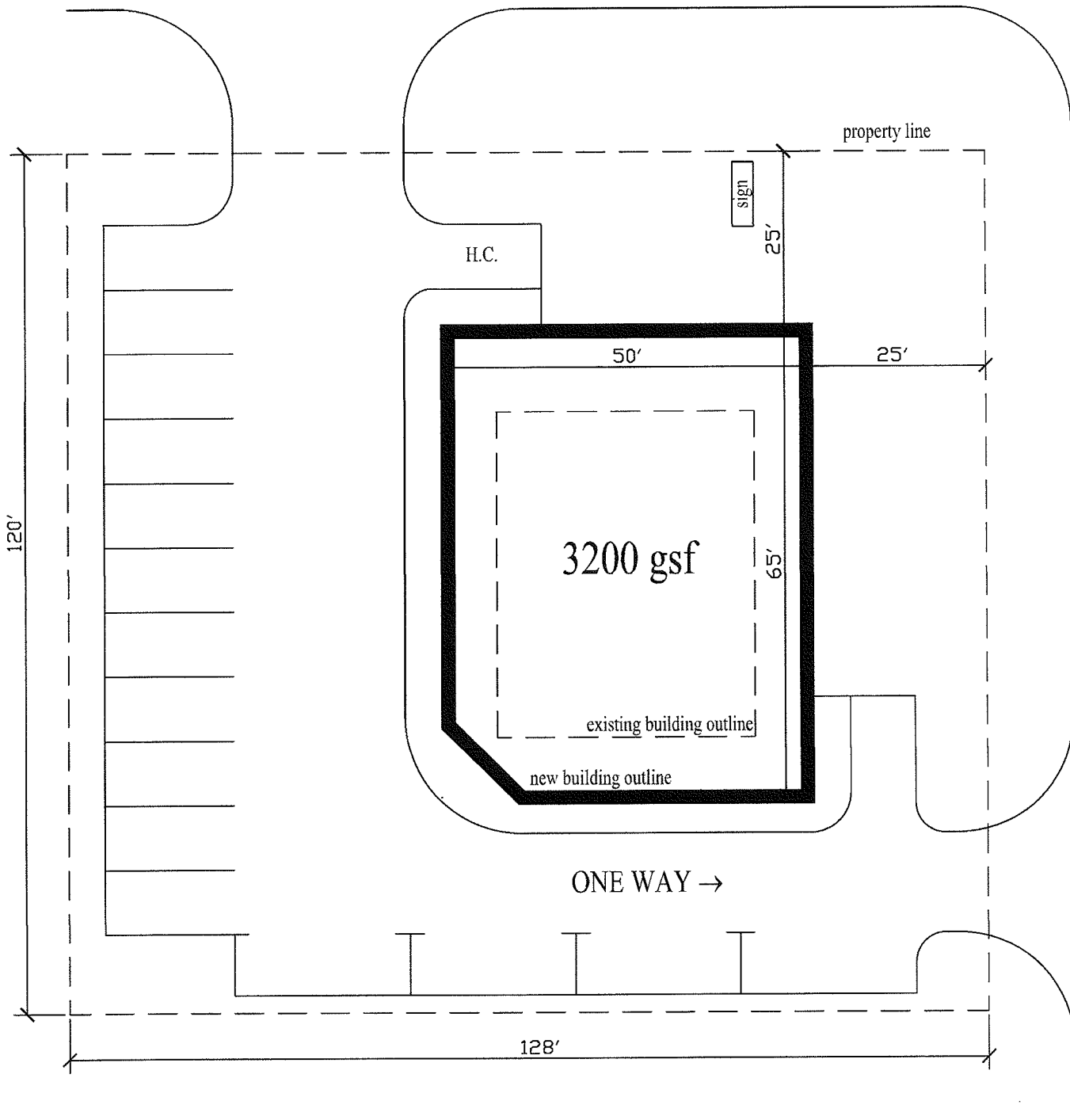
We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC

A handwritten signature in black ink, appearing to read 'Sean Paul Rieger', is written over a horizontal line.

By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker

W. Lindsey St.



S. Lahoma Ave.